

LAND AUCTION

Wildlife Paradise!
Deer, Turkey, Quail

Wed., October 16 • 10 a.m.

**Auction Location: Smith & Co. Auction Facility
Hwy 412, Mooreland, Ok**

Land Location: Just North of Quinlan, Ok on Black Top County Road 38

Selling 337± acres of Native Grass with Ponds!

A rolling type terrain of native grass with two ponds and two draws that hold excellent deer and wildlife shelter and bedding areas PLUS rural water! This land has a very good native grass cover that is easily accessible from blacktop county road 38 and as the road goes northwesterly then north on county road 223. The land is fenced and could be subdivided. There is an old home-stead and the SW corner of the land would be a beautiful home site with lots of trees and a circle drive. Soil types are Carey Silt Loam, St Paul, Vernon Clay, and Woodward Loam. The 337± acres of land is legally described as 177.27± acres in the NE less 3.37 acres; 362± acres in the NESE less 1.47 acres; and 160± acres in the W/2 SE, E/2 SW all in Section 17 T23N R17WIM To schedule a showing, call Ira Smith at 580-334-6001



Seller: The Estate of Guy Douglas Vanderslice

SMITH & CO

Auction & Realty, Inc.

580-334-6001

Auctioneer - Ira Y. Smith, ATS, R.E. Broker



"Serving NW Oklahoma with Integrity and Pride since 1982"



Auction & Realty, Inc.

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Woodward, OK 73801

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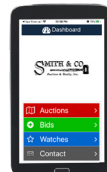
REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

**3 Convenient Ways
To Bid!**

Bid in Person

Bid by Phone

Bid Online!



For more information call
our office at **580-254-3975!**

www.smithcoauctions.com